

1 BILL NO. R-86-06-02

2 DECLARATORY RESOLUTION NO. R-50-86

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
5 under I.C. 6-1.1-12.1 for property
6 commonly known as 4901, 4903 and
7 4907 Speedway Drive, Fort Wayne,
8 Indiana 46825. (Michael E. & Rebecca
9 A. Byerley and/or BMRR Properties
10 Corp., Petitioner).

11 WHEREAS, Petitioner has duly filed its petition dated
12 May 27, 1986, to have the following described property
13 designated and declared an "Economic Revitalization Area" under
14 Division 6, Article II, Chapter 2 of the Municipal Code of the
15 City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-
16 12.1, to-wit:

17 4901 Speedway Drive

18 The East 157.5 feet of the East
19 315 feet of the North 175 feet
20 of the South 523 feet of Block
21 8 SPEEDWAY ADDITION, SECTION
22 II, EXCEPT the North 50 feet
23 thereof together with an Ease-
24 ment for ingress and egress over
25 the North 50 feet of the East
26 157.5 feet of the North 175 feet
27 of the South 525 feet of said
28 Block 8, SPEEDWAY ADDITION, SECTION
29 II;

30 4903 Speedway Drive

31 The West 157.5 feet of the East
32 315 feet of the North 175 feet
of the South 525 feet of Block
8 SPEEDWAY ADDITION, SECTION
II, EXCEPT the North 50 feet
thereof, together with an Ease-
ment of the North 175 feet of
the South 525 feet of said Block
8, SPEEDWAY ADDITION, SECTION
II;

4907 Speedway Drive

The West 157.5 feet of the West
315 feet of the North 175 feet
of the South 525 feet of Block
8 SPEEDWAY ADDITION, SECTION
II, including the North 50 feet
thereof, together with an Easement
of the North 175 feet of the
South 525 feet of said Block
8, SPEEDWAY ADDITION, SECTION
II;

1 Page Two

2 said property more commonly known as 4901, 4903 and 4907 Speedway
3 Drive, Fort Wayne, Indiana 46825;

4 WHEREAS, it appears that said petition should be pro-
5 cessed to final determination in accordance with the provisions
6 of said Division 6.

7 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
8 OF THE CITY OF FORT WAYNE, INDIANA:

9 SECTION 1. That, subject to the requirements of Section
10 4, below, the property hereinabove described is hereby designated
11 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
12 12.1. Said designation shall begin upon the effective date of
13 the Confirming Resolution referred to in Section 3 of this Resolu-
14 tion and shall continue for two (2) years thereafter. Said desig-
15 nation shall terminate at the end of that two (2) year period.

16 SECTION 2. That upon adoption of this Resolution:

17 (a) Said Resolution shall be filed with the Allen
18 County Assessor;

19 (b) Said Resolution shall be referred to the Committee
20 on Finance and shall also be referred to the De-
21 partment of Economic Development requesting a re-
22 commendation from said department concerning the
23 advisability of designating the above designated
24 area an "Economic Revitalization Area";

25 (c) Common Council shall publish notice in accordance
26 with I.C. 5-3-1 of the adoption and substance of
27 this Resolution and setting this designation as an
28 "Economic Revitalization Area" for public hearing;

29 (d) If this Resolution involves an area that has al-
30 ready been designated an allocation area under
31 I.C. 36-7-14-39, then the Resolution shall be re-
32 ferred to the Fort Wayne Redevelopment Commission

Page Three

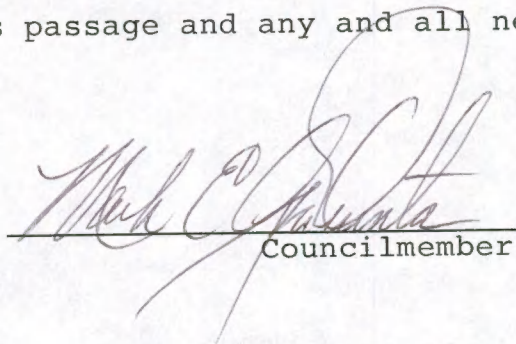
and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a resolution approving the petition.

SECTION 3. That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall only apply to a deduction of the assessed value of real estate.

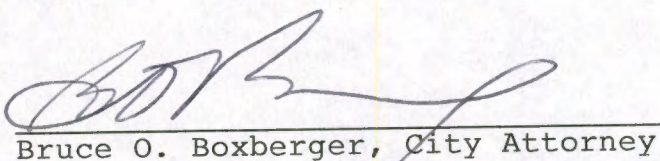
SECTION 4. That this Resolution shall be subject to being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

SECTION 5. That it is the preliminary intent of Common Council to recommend a ten (10) year deduction from the assessed value of the real property. The length of the deduction will be finally determined by Common Council, pursuant to I.C. 6-1.1-12.1-3(b), after receipt of the owner's application from the County Auditor.

SECTION 6. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.


Councilmember

APPROVED AS TO FORM
AND LEGALITY


Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by title and referred to the Committee _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock _____ .M., E.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by GiaQuinta, seconded by Stier, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>8</u>	_____	_____	<u>1</u>	_____
<u>BRADBURY</u>	_____	_____	_____	<u>✓</u>	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 6-10-86

Nadyla Escheroff
SANDRA E. KENNEDY, CITY CLERK
Deputy Clerk

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (~~GENERAL~~) (~~SPECIAL~~) (~~ZONING MAP~~) ORDINANCE (RESOLUTION) NO. B-50-86 on the 10th day of June, 1986,

ATTEST:

(SEAL)

Nadyla Escheroff
SANDRA E. KENNEDY, CITY CLERK
Deputy Clerk

Samuel J. Talarico
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 11th day of June, 1986, at the hour of 11:00 o'clock PM .M., E.S.T.

Nadyla Escheroff
SANDRA E. KENNEDY, CITY CLERK
Deputy Clerk

Approved and signed by me this 12th day of June, 1986, at the hour of 2:00 o'clock PM .M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"

RECEIVED
MAY 27 1985
ECONOMIC
DEVELOPMENT

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

 X Real Estate Improvements
 Personal Property (New Manufacturing Equipment)
 Both Real Estate Improvements & Personal Property

A. GENERAL INFORMATION

Applicant's Name: Michael E. & Rebecca A. Byerley and/or BMRR Properties Corp.

Address of Applicant's Principle Place of Business:

4905 Speedway Drive

Fort Wayne IN 46825

Phone Number of Applicant: (219) 482-4208

Street Address of Property Seeking Designation:

4901-4903-4907 Speedway Drive

S.I.C. Code of Substantial User of Property: _____

B. PROJECT SUMMARY INFORMATION:

	<u>YES</u>	<u>NO</u>
Is the project site solely within the city limits of the City of Fort Wayne	<u> X </u>	<u> </u>
Is the project site within the flood plain?	<u> </u>	<u> X </u>
Is the project site within the rivergreenway area?	<u> </u>	<u> X </u>
Is the project site within a Redevelopment Area?	<u> </u>	<u> X </u>
Is the project site within a platted industrial park?	<u> X </u>	<u> </u>
Is the project site within the designated downtown area?	<u> </u>	<u> X </u>
Is the project site within the Urban Enterprise Zone?	<u> </u>	<u> X </u>
Will the project have ready access to City Water?	<u> X </u>	<u> </u>
Will the project have ready access to City Sewer?	<u> X </u>	<u> </u>
Is any adverse environmental impact anticipated by reason of operation of the proposed project?	<u> </u>	<u> X </u>

C. ZONING INFORMATION

What is the existing zoning classification on the project site? M-2

What zoning classification does the project require? M-2

What is the nature of the business to be conducted at the project site?
Light Mfg. & Assembly

D. Real Estate Abatement:

Complete this section of the application only if in future will request a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

N/A

What is the condition of structure(s) listed above? N/A

Current assessed value of Real Estate:

Land

Improvements

Total

What was amount of Total Property Taxes owed during the immediate past year? _____ for year 19__.

Give a brief description of the proposed improvements to be made to the real estate.

4901 - 14,400 sq. ft. bld

4903 - 9,600 sq. ft. bld

4907 - 11,000 sq. ft. bld

Cost of Improvements: \$ 1,100,000.00

Development Time Frame:

When will physical aspects of improvements begin? Upon Approval

When is completion expected? June 1988

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if in future will request a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: _____

What was amount of Personal Property Taxes owed during the immediate past year? _____ for year 19__.

Give a brief description of new manufacturing equipment to be installed at the project site.

Cost of New Manufacturing Equipment? \$ _____

Development Time Frame:

When will installation begin of new manufacturing equipment? _____

When is installation expected to be completed? _____

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? 35

How many permanent jobs will be created as a result of this project?
65

Anticipated time frame for reaching employment level stated above?
2 yrs

What is the nature of those jobs?

Light Mfg. & Assembly

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property"?

Approximately 65 jobs will be created, 35 retained by this project

Project will help to increase tax base of Allen County

In what Township is project site located? Washington

In what Taxing District is project site located? Fort Wayne-Washington

G. CONTACT PERSON:

Name & Address of Contact Person for further information if required:

Michael E Byerley

4905 Speedway Drive

Fort Wayne IN 46825

Phone Number of Contact Person (219) 482-4208

I hereby certify that the information and representation on this Application and attached exhibits are true and complete.

Michael E Byerley
Signature of Applicant

May 27, 1986
Date

EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

1. Legal Description of Property
2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner of property to be designated).

Legal Description

4901 Speedway Drive

The East 157.5 feet of the East 315 feet of the North 175 feet of the South 523 feet of Block 8 SPEEDWAY ADDITION, SECTION II, EXCEPT the North 50 feet thereof together with an Easement for ingress and egress over the North 50 feet of the East 157.5 feet of the North 175 feet of the South 525 feet of said Block 8, SPEEDWAY ADDITION, SECTION II.

4903 Speedway Drive

The West 157.5 feet of the East 315 feet of the North 175 feet of the South 525 feet of Block 8 SPEEDWAY ADDITION, SECTION II, EXCEPT the North 50 feet thereof, together with an Easement of the North 175 feet of the South 525 feet of said Block 8, SPEEDWAY ADDITION, SECTION II.

4907 Speedway Drive

The West 157.5 feet of the West 315 feet of the North 175 feet of the South 525 feet of Block 8 SPEEDWAY ADDITION, SECTION II, including the North 50 feet thereof, together with an Easement of the North 175 feet of the South 525 feet of said Block 8, SPEEDWAY ADDITION, SECTION II.

DIGEST SHEET

TITLE OF ORDINANCE _____

Declaratory Resolution

9-86-06-03

DEPARTMENT REQUESTING ORDINANCE _____

Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "EconomicRevitalization Area" under I.C. 6-1.1-12.1 for property commonlyknown as 4901, 4903 and 4907 Speedway Drive, Fort Wayne, Indiana46825. (Michael E. & Rebecca A. Byerley and/or BMRR PropertiesCorp., Petitioner.)

EFFECT OF PASSAGE Three buildings will be constructed (4901 - 14,400
sq. ft. bldg.; 4903 - 9,600 sq. ft. bldg.; 4907 - 11,000 sq. ft. bldg.)
on property that is presently vacant. Approximately 65 jobs will be
created, 35 retained by this project; help to increase tax base of
Allen County.

EFFECT OF NON-PASSAGE Opposite of the above.MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$1,100,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____

BILL NO. R-86-06-03

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN ~~(ORDINANCE)~~ ~~XXXXXXXXXX~~ RESOLUTION ~~(RESOLUTION)~~ designating an "Economic

Revitalization Area" under I.C. 6-1.1-12.1 for property commonly

known as 4901, 4903 and 4907 Speedway Drive, Fort Wayne, Indiana

46825. (Michael E. & Rebecca A. Byerley and/or BMRR Properties

Corp., Petitioner)

HAVE HAD SAID ~~(ORDINANCE)~~ (RESOLUTION) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID ~~(ORDINANCE)~~
(RESOLUTION)

YES

NO

Mark E. GiaQuinta
MARK E. GIAQUINTA
CHAIRMAN

Charles B. Redd
CHARLES B. REDD
VICE CHAIRMAN

Paul M. Burns
PAUL M. BURNS

Janet G. Bradbury
JANET G. BRADBURY

James S. Stier
JAMES S. STIER

CONCURRED IN

6-10-86

SANDRA E. KENNEDY
CITY CLERK